

2009-015006

Klamath County, Oregon

After Recording Return to:

ANNE BEDFORD, SUCCESSOR TRUSTEE

1172 Bobolink DR.  
Vista, Ca. 92083-3060Until a change is requested all tax statements  
shall be sent to the following address:

Same as above

ATE 67335



00075884200900150060030038

11/23/2009 02:55:07 PM

Fee: \$47.00

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **SUSAN J. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD AND SUSAN J. BEDFORD TRUST DATED JANUARY 3, 1996**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ANNE M. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD TRUST DATED JUNE 07, 2004**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **KLAMATH COUNTY**, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

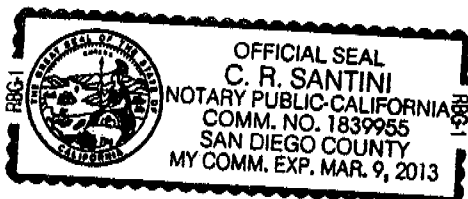
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **SCONVEY TITLE ONLY**.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument **November 16, 2009**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

WILLIAM L. BEDFORD AND SUSAN J. BEDFORD  
TRUST, DATED JANUARY 3, 2006

BY: Susan J. Bedford  
SUSAN J. BEDFORD, SUCCESSOR TRUSTEE



STATE OF CALIFORNIA, County of San Diego ss.  
The foregoing instrument was acknowledged before me this 19th  
DAY OF November, 2009, by **SUSAN J. BEDFORD,**  
SUCCESSOR TRUSTEE of **THE WILLIAM L. BEDFORD AND**  
**SUSAN J. BEDFORD TRUST.**

C. R.  
Notary Public for California

My commission expires: March 9 2013

See attached California all-purpose  
BARGAIN AND SALE DEED acknowledgment

WILLIAM L. BEDFORD TRUST OF JUNE 7 2004, as  
grantor  
and  
ANNE M BEDORD, SUCCESSOR TRUSTEE, as grantee

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67334MS

*Exhibit A*

A portion of Lot 17, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 17; thence North along the West line of said lot 750 feet; thence East 540 feet; thence South  $01^{\circ} 23' 26''$  West 750 feet to the South line of said Lot 17; thence West along the South line of said Lot 17, 540 feet to the point of beginning, ALSO know as Lot 17D, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT.

CODE: 008 MAP: 3313-02700 TL: 00500 KEY: 178890

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

On November 19, 2009 before me,

C.R. Santini (Notary Public)

personally appeared

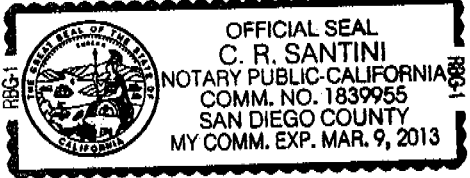
Susan J. Bed-Bed

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature

C.R.

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Bargain and Sale Deed

Document Date:

November 19, 2009

Number of Pages:

one

Signer(s) Other Than Named Above:

none

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here